



CITY PLAN COMMISSION

MARCH AGENDA

Wednesday, March 28, 2018
Work Session 12:00 P.M.
City Council Conference Room 290
Public Hearing 1:30 PM
City Council Chambers

200 Texas St.
2nd Floor – City Hall
Fort Worth, Texas 76102
For More Docket Information Visit
<http://fortworthtexas.gov/planninganddevelopment/platting/>

Commissioners:

Vicky Schoch, CD 1
Tyler Trembley, CD 2
Jim Tidwell, CD 3
Mark Brast, CD 4
Ben Robertson, CD 5

Armard Anderson, CD 6
Edward Deegan, CD 7
Don Boren, Chair CD 8
Melissa Konur, CD 9
Bob Kelly, Alternate
Rich Hyde, Alternate

I. WORK SESSION: 12:00 P.M. City Council Conference Room 290

A. Correspondence & Comments	Staff & Chair
B. Lunch	
C. Review of Cases on Today's Agenda	Staff
D. Environmental Master Plan	Staff

II. PUBLIC HEARING: 1:30 P.M. Council Chambers

A. Approval of Previous Month's Minutes
B. Approval of Previously Recorded Final Plats

C. Consent Cases (5)

1. **VA-18-007 Portions of Delores Street, Nowlin Street, Garvey Street and Alleys in Blocks D, E, F, G and K of Isaac Foster's Addition. Council District 9.**
 - a. Being portions of Delores Street, Nowlin Street, Garvey Street and several alleys in Blocks D, E, F, G and K of Isaac Foster's Addition, as recorded in Volume 106, Page 1, PRTCT.
 - b. General Location: North of Pharr Street and south of Cold Springs Road in between the Burlington Northern Santa Fe railroad lines.
 - c. Applicant: 701 Hampton, LLC
 - d. Applicant Requests: Approval of a recommendation to City Council.
 - e. DRC Recommends: Approval of a recommendation to City Council for the vacation of portions of Delores Street, Nowlin Street, Garvey Street and Alleys in Blocks D, E, F, G and K of Isaac Foster's Addition.

2. **PP-15-036 Ventana (Revision): 394 Single-Family Detached Lots and 16 Private Open Space Lots. Council District 3.**
 - a. Being approximately 117.2 acres in the S.A. & M.G. R.R. Co. Survey, Abstract Number A-1479; D.T. Finley Survey, Abstract Number A-1903; Edward Taylor Survey, Abstract Number 1560; and the E. Langston Survey, Abstract Number A-988, City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Aledo Road and west of Rolling Hills Drive.
 - c. Applicant: PB Ventana 1, LLC.
 - d. Applicant Requests: Approval of the revised preliminary plat which is in compliance with the Subdivision Ordinance.
 - e. DRC Recommends: Approval of the revised preliminary plat which is in compliance with the Subdivision Ordinance.

3. **PP-17-074 Seena Development Addition, Phase 2: 2 Non-Residential Lots.**
Council District 6.

- a. Being 15.105 acres situated in the Hiram Little Survey, Abstract 930, in the City of Fort Worth, Tarrant County, Texas.
- b. Location: North of Old Highway 1187, west of Oak Grove Road and east of future Stone Road.
- c. Applicant: Muhktar Anees
- d. Applicant Requests: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

4. **PP-17-079 Chapel Creek: 1,002 Single-Family Detached Lots and 50 Private Open Space Lots. Council District 3.**

- a. Being approximately 242.573 acres in the B.B.B. & C. RR Company Survey, Abstract No. 219 and the H. Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Westpoint Boulevard, west of Alemeda Road, north of IH-30 / West Freeway, and east of Chapel Creek Boulevard.
- c. Applicant: D.R. Horton – Texas, LTD.
- d. Applicant Requests: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

5. **PP-18-014 Willow Springs: 426 Single-Family Detached Lots and 15 Private Open Space Lots. Council District 7.**

- a. Being approximately 187.52 acres in the M.E.P & P.R.R Survey A-1136, the P. & P. R.R. Survey A-1144, and the Coleman Boyd Survey A-212, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Avondale Haslet Road, east of Willow Springs Road, south of Bassett Hound Drive, and west of Sendera Ranch Boulevard.
- c. Applicant: Avondale Development Group
- d. Applicant Requests: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

D. Continued Cases (4)

6. **PP-17-046 Vann Addition: 575 Single-Family Detached Lots, 1 Multi-Family Lot, and 12 Private Open Space Lots. Council District 7.**

- a. Being approximately 186.547 in the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast of SH 287, west of BNSF Railway, south of Blue Mound, and east of future Wagley Robertson Road.
- c. Applicant: Hanover Property Company
- d. Applicant Requests: Approval of the preliminary plat and approval of the requested waivers.
- e. DRC Recommends: Approval of the Preliminary Plat and approval of a waiver to allow the following four blocks that exceed the maximum length allowed: Block 1, Lots 1X-25; Block 4, Lots 1-22; Block 13, Lots 1-29; and Block 13, Lots 30-74.

7. PP-17-068 Bunge Edible Oil: 8 Commercial Lots. Council District 2.

- a. Being a replat of a portion of Lot 1, Block 1, Bunge Edible Oil Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded Volume 388-218, Page 9, PRTCT and unplatted land in the Isaac Thomas Survey, Abstract Number 1526 and the Edmund Little Survey, Abstract Number 954, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast corner of the intersection of Stockyards Boulevard and Exchange Avenue.
- c. Applicant: Niles City Resort LTD
- d. Applicant Requests: Approval of the preliminary plat and approval of five Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the Preliminary Plat and approval of the following waivers to the Stockyard Form Based Code, Section 8.1.1, General Provisions, and Section 8.2, Future Streets and Pathways Map:
 - 1) To move the location of “B” Street to the north and replace it with a pedestrian/ livestock access easement;
 - 2) To remove a section of Swift and Armour Boulevard above “B” Street;
 - 3) To move the location of Swift and Armour Boulevard to the east and provide a pedestrian access easement in its former location;
 - 4) To allow the block perimeter for one block to exceed the maximum length as defined in the Stockyards Form Based Code; and,
 - 5) To allow east/west block lengths to exceed 500 feet.

8. PP-17-081 Mistletoe Station Addition, Block A, Lots 1 and 2: 2 Multi-Family Lots. Council District 9.

- a. Being a replat of Lots C & D, Block B, Mistletoe Heights, as recorded in Volume 388, Page 5, PRTCT and Lot 1-R, Frisco Addition, as recorded in Document Number D212125731, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Mistletoe Boulevard, south of W. Rosedale Street, west of 12th Avenue and east of Jerome Street.
- c. Applicant: Saigebrook Development
- d. Applicant Requests: Approval of the preliminary plat and two Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat, and approval of two Subdivision Ordinance waivers to permit a cul-de-sac to terminate in a hammerhead rather than a cul-de-sac and to permit a multi-family development to be served by a cul-de-sac.

9. **VA-18-001** **Vacation of a Portion of Beckham Place: Council District 9.**

- a. Being a portion of Beckham Place, as dedicated by Fort Worth Original Town, an unrecorded addition and a portion per deed recorded in Volume 3418, Page 633, DRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Akers Avenue, north of Belknap Street, west of Sylvania Avenue and east of Oakhurst Scenic Drive.
- c. Applicant: Saigebrook Development
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of this portion of Beckham Place.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of this portion of Beckham Place.

E. New Cases (2)

10. **FS-18-021** **Mercantile Center Addition, Lot 7, Block 3A (Waiver Request): Council District 4.**

- a. Being 6.6 acres in the Mary Johnson Survey, Abstract Number 858, City of Fort Worth, Tarrant County, Texas.
- b. Location: 4301 North Sylvania Avenue.
- c. Applicant: 4301 Building Limited Partnership.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver to allow an industrial use to be served by a collector street rather than an 80-foot right-of-way.

11. **PP-18-011** **Deer Meadows:** **150 Single-Family Detached Lots and 12 Private Open Space Lots. Council District 6.**

- a. Being approximately 29.527 acres in the Hiram Little Survey, Abstract No. 930, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Crockett Drive, between Stone Road and Brownfield Drive.
- c. Applicant: Lackland Calmont, LTD
- d. Applicant Requests: Approval of the preliminary plat and the requested waivers.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested Subdivision Ordinance waivers to allow two block faces to exceed the maximum 1,320 feet allowed.

F. Other Matters of Business (3)

12. **AX-17-002** **Walsh Ranch Quail Valley (Annexation Request):** **469 Single-Family Detached Lots, 19 Single Family Attached Lots, 24 Two-Family Lots, and 61 HOA Private Open Space Lots. Council District 3.**

- a. Being approximately 185.62 acres in the I. & G.N. R.R. Survey, Abstract 1996, City of Fort Worth, Parker County, Texas.
- b. General Location: South of Old Weatherford Road, west of Walsh Ranch Parkway, and north of the intersection of IH-20 and IH-30.
- c. Applicant: Walsh Ranch Limited Partnership and Republic Property Group.
- d. Applicant Requests: Approval of a recommendation to City Council for the Walsh Ranch Quail Valley annexation request.
- e. DRC Recommends: Approval of the recommendation to City Council for the Walsh Ranch Quail Valley annexation request.

13. **Access Management & Collector Street Network Plan.** **All Council Districts.**

DRC Recommends: Approval of a recommendation to City Council for adoption of the Access Management and Collector Street Network Plan.

14. **TA-18-002** **Subdivision Ordinance Text Amendment.** **All Council Districts.**

DRC Recommends: Approval of a recommendation to City Council for a text amendment to the Subdivision Ordinance related to the Access Management and Collector Street Network Plan.

Adjournment: _____

ACCESSIBILITY STATEMENT

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

DECLARACIÓN DE ACCESIBILIDAD

Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, March 22, 2018 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

